

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM No. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>55-DR-1986#2 CSB Building</b>		
LOCATION	2901 N 78th Street		
REQUEST	Request approval to add two new lobby areas and an exterior paint change to an existing structure.		
OWNER	CSB 480-467-2399	ENGINEER	N/A
ARCHITECT/ DESIGNER	David D. Ortega, AIA 480-991-4224	APPLICANT/ COORDINATOR	David D. Ortega, AIA 480-991-4224
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned Commercial Office District, Conditional (C-O, C) which allows for an office use.</p> <p><b>Context.</b></p> <p>The site is located in the southern portion of Scottsdale Road along the east side of the Indian Bend Wash. The parcel sits at the northeast corner of Thomas Road and 78<sup>th</sup> Street, specifically 2901 N. 78<sup>th</sup> Street. Currently, an existing office building including mature landscaping is located on the site. The Indian Bend Wash and a variety of residential uses surround the building.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Indian Bend Wash zoned Open Space, Planned Community Development (O-S, PCD).</li><li>• South: Indian Bend Wash zoned Open Space (O-S) and existing townhomes zoned Medium Density Residential District, Conditional (R-3,C).</li><li>• East: Indian Bend Wash zoned Open Space, Planned Community Development (O-S, PCD).</li><li>• West: Existing homes zoned Single Family Residential District (R1-7).</li></ul> <p><b>History.</b></p> <p>The Development Review Board approved the building on April 17, 1986 with case 55-DR-1986. The building consisted of two stories with parking under three-fourths of the second floor, which is accessed by two stairways and an elevator. The exterior finish of the building was stucco painted brown with rust colored awnings.</p>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b></p> <p>The request is to enclose the first and second floor elevator landing areas, enclose the open stairs, repaint the building a different shade of brown, replace</p>		

the cloth awnings with new ones, and paint the existing site walls and trash enclosure to match the building.

**Development Information:**

- Existing Use: office building
- Parcel Size (gross): 52,770 sq. ft.
- Existing Building Size: 8,531 sq. ft.
- Proposed Expansion: 865 sq. ft.
- Building Height Allowed: 36 ft.
- Existing Building Height: 27 ft. 6 in. (no change)
- Parking Required: 32 spaces
- Parking Provided: 38 spaces
- Open Space Required/Provided: 8,185 sq. ft./32,990 sq. ft.

DISCUSSION

The building was approved and built on the site in 1986. The new owner proposes to do some modifications to the building to enhance its appearance and make it a safer place to work. Today, the existing elevators and stairways on both floors of the building are not secured and are open to the public. The applicant proposes to enclose the first floor elevators, stairs, restrooms, and hallway into a 340 sq. ft. lobby area for security reasons. The lobby will be composed of 8-foot tall storefront windows and double doors (dark bronze aluminum frames) entering toward the parking lot. The applicant will also enclose the same features on the second floor, which contains 525 sq. ft. The window treatments will be the same as the first floor. The stairs are open to the outside; therefore the applicant will enclose them along the elevators using the same stucco as the existing building and adding new windows. The new lobbies increase the parking by 3 spaces. The entire building, including the new enclosed areas, requires 32 spaces. The existing parking lot has 38 parking spaces. Open space remains the same and does not increase with the new expansion.

The existing building is painted a light brown with rust colored cloth awnings located above some of the windows. The applicant proposes to paint the entire building a darker brown (Frazee 5254-D) and replace all of the awnings with new cloth awnings matching the same color (Sunbrella 4622 Terra Cotta). The existing site walls and trash enclosure will also be painted the dark brown (Frazee 5254-D) to match the building. New metal gates also painted dark brown (Frazee 5254-D) are proposed. No landscaping or lights are proposed with this project.

PUBLIC OUTPUT

Letters were sent by the applicant to all property owners within 300 feet of the site. Neither the applicant nor staff received any comments from the public.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)      Bill Verschuren  
Senior Planner  
Phone: 480-312-7734  
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

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Bill Verschuren  
Report Author

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Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Floor Plan/Elevations
5. Color Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5/05/2005

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: BILL V

Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Project Name: CSB LOBBY RENOVATION

Project Location: 2901 N. 78TH ST

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-O

Proposed Zoning: C-O NO CHANGE

Number of Buildings: ONE

Parcel Size: 499090 1.145 AC

Gross Floor Area/Total Units: \_\_\_\_\_

Floor Area Ratio/Density: \_\_\_\_\_

Parking Required: 32 SPACES

Parking Provided: 38 SPACES

Setbacks: N - 180 S - 30'

E - 30' W - 35

**BACKGROUND:** EXISTING MULTI-TENANT 2-STORY BUILDING BUILT IN 1986 HAS EXPOSED RESTROOMS, STAIRS AND ELEVATOR AND FADED PAINT.

**PROPOSAL:** NEW OWNER WILL OCCUPY ENTIRE BUILDING. IMPROVEMENTS INCLUDE:

- 1.) NEW 1<sup>ST</sup> FLOOR LOBBY ( 340 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY & RESTROOMS. NEW 8'-0" HIGH STOREFRONT W/ DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW LOBBY.
- 2.) EXISTING OPEN STAIRS WILL BE ENCLOSED WITH FRAME WALLS AND STUCCO TO MATCH BUILDING. ONE WINDOW ( NORTH FACING) WILL PROVIDE NATURAL LIGHT AT STAIRS. LIGHTING IS INTERNAL.
- 3.) NEW 2<sup>ND</sup> FLOOR RECEPTION ( 525 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY AND RESTROOMS. NEW 8'-0" HIGH STOREFRONT W/ DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW RECEPTION AREA WHICH IS COVERED BY AN EXISTING SOFFIT.
- 4.) ALL EXISTING CLOTH AWNINGS WILL BE REPLACED AND THE ENTIRE BUILDING REPAINTED A DARKER, RICHER EARTHTONE.
- 5.) EXISTING TRASH ENCLOSURE AND OTHER SITE WALLS WILL BE PAINTED TO MATCH BUILDING. NEW GATES SHALL BE INSTALLED PER CoS DETAIL AT EXISTING TRASH ENCLOSURE.

**OTHER:** **LANDSCAPING:** THE SITE HAS LUSH, MATURE LANDSCAPING (NO CHANGES)  
**ON-SITE PARKING:** THE PARKING LOT HAS A RECENT ASPHALT TOPCOAT AT THE EXISTING 38 SPACES INCLUDING 1- HC SPACE. 32 STANDARD SPACES ARE REQUIRED INCLUDING 2 HC SPACES. ACCORDINGLY 2 EXISTING SPACES ARE CONVERTED INTO ONE ADDITIONAL HC SPACE, RESULTING IN 2- HC ACCESSIBLE AND 35 STANDARD SPACES. SURPLUS PARKING IS 5 CARS.  
NO NEW LIGHTS PROPOSED

Planning and Development Services Department

7447 E Indian School Road, S

ATTACHMENT #1

55-DR-1986#2

5/12/2005

Phone: 480-312-7000 • Fax: 480-312-7088



**ATTACHMENT #2**





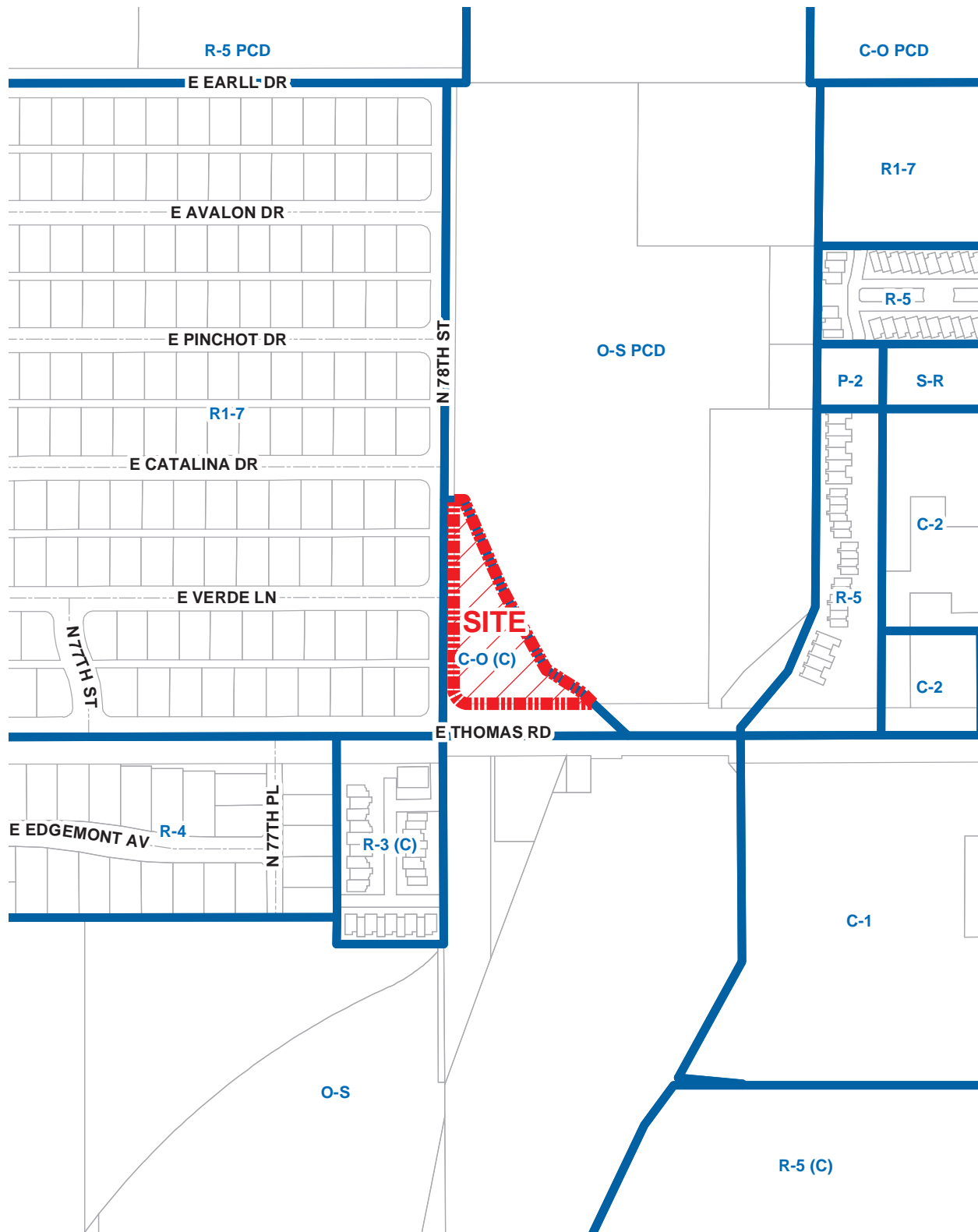
Q.S.  
15-46

G.I.S. ORTHOPHOTO 2003

CSB Building

55-DR-1986#2

ATTACHMENT #2A

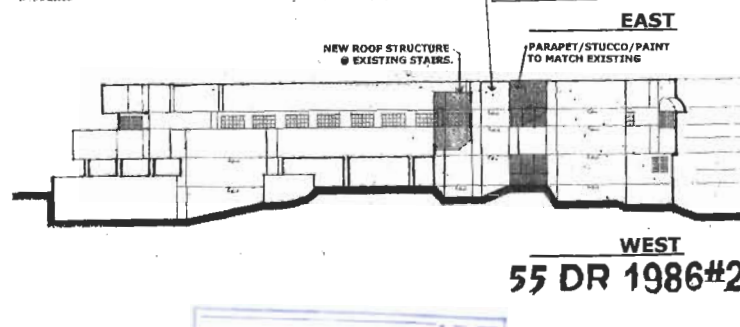
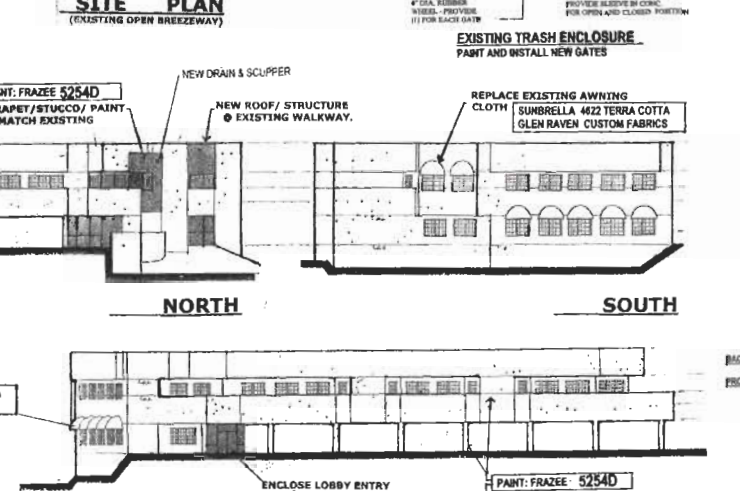
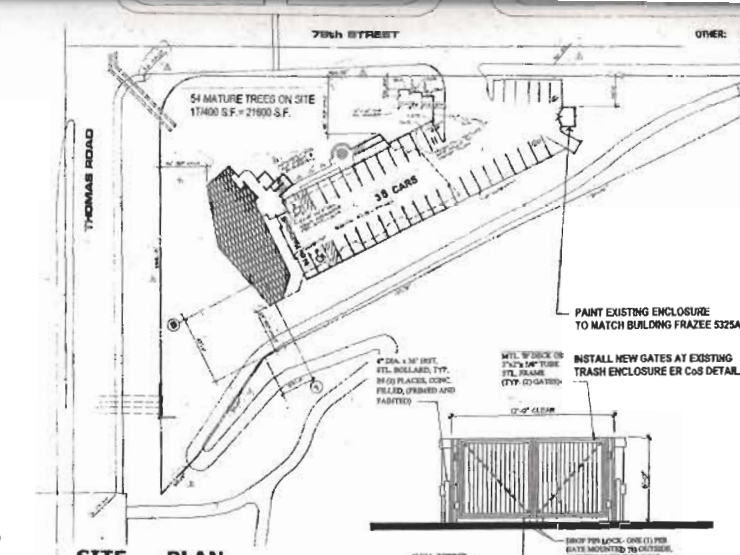
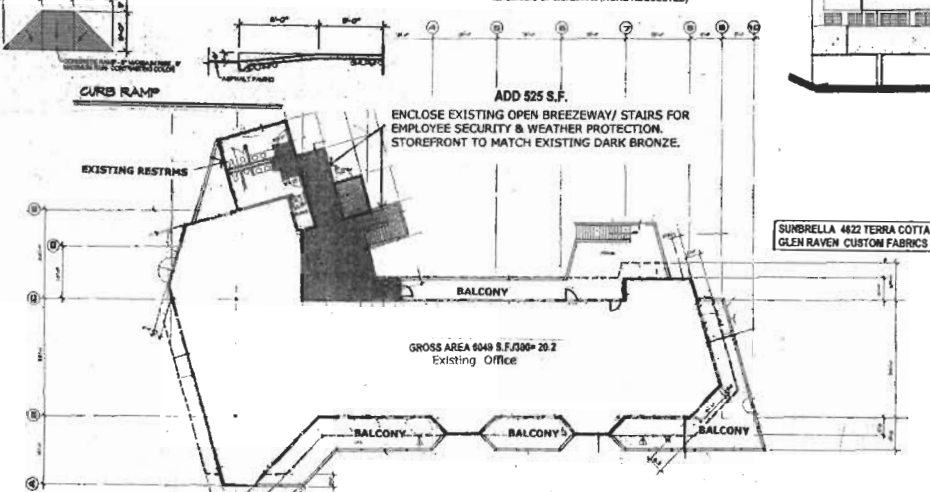
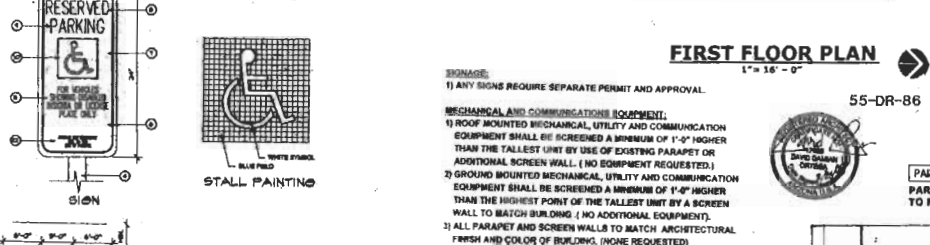
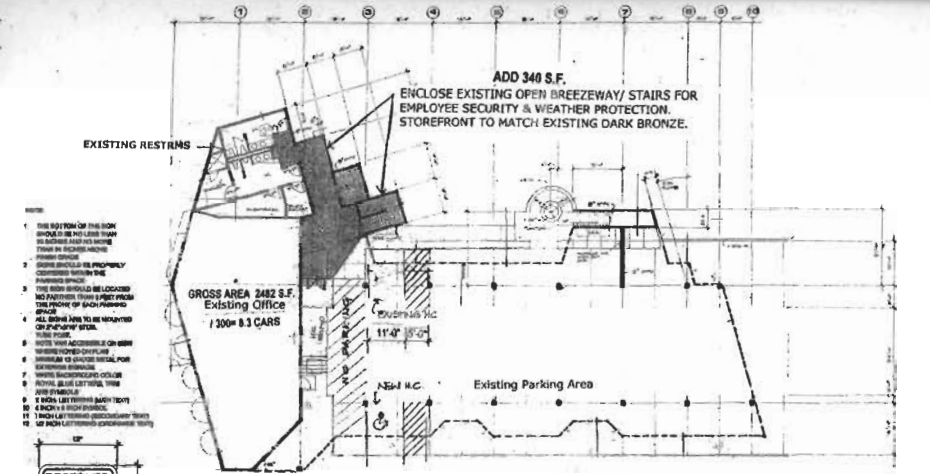


55-DR-1986#2

ATTACHMENT #3







PROJECT ADDRESS: 2961 N. 79th STREET  
C.O. NO. 100-10000  
OCCUPANCY EXISTING: 3-2 COMMERCIAL OFFICE  
EXISTING A.F.S.S. IN OPERATION

GROSS LOT AREA: 52,770 S.F.  
NET LOT AREA: 40,989 S.F.  
F.A.R. PERMITTED D.U.R.: 35,927 S.F.  
EXISTING GROSS BLDG.: 8,551 S.F. (BUILT 1986)  
NEW ENCLOSURE LOBBY: 340 S.F. @ 1st FLOOR  
105 S.F. @ 2nd FLOOR  
TOTAL NEW AREA: 445 S.F.

EXISTING PARKING ON-SITE: 38 CARS (20 CHANGES APPROVED IN 1986)  
PARKING REQUIRED 1200: 38 CARS (37 STANDARD @ 9'X16' 1' @ 12'X16'  
PARKING EXISTING ON SITE: 38 CARS (37 STANDARD @ 9'X16' 1' @ 12'X16'  
NUMBER OF N.C. ACCESSIBLE: 1 N.C. + 1 NEW N.C. + 1 N.C. ACCESSIBLE  
REVENUE COURT: 34 CARS (3 N.C. SPACES + 30 STANDARD)  
PARKING SURPLUS: 5 CARS SURPLUS

EXISTING BUILDING HEIGHT/VOLUME: (NO CHANGES APPROVED 1986)  
BUILDING HEIGHT LIMIT: 36'-0"  
EXISTING BUILDING HGT: 27'-4" NO CHANGE  
VOLUME ALLOWED: 39927 X 9.5' = 379,396 CuFt  
VOLUME ACTUAL: 8378 X 27.5' = 231,337 CuFt

SETBACKS: DIRECTION STREET SETBACK REQ. ACTUAL  
(WEST) 79th St 31'-0" 31'-0"  
(EAST) 31'-0" 31'-0"  
(NORTH) 180'-0" 180'-0"  
(SOUTH) THOMAS 31'-0" 31'-0"

LANDSCAPING EXISTING: (NO CHANGES APPROVED IN 1986)  
OPEN SPACE PROVIDED: 8,195 S.F.  
FRONT O.S. REQUIRED: 32,880 S.F.  
FRONT O.S. PROVIDED: 4,893 S.F.  
PARKING LOT LANDSCAPE REQ.: 22,987 S.F.  
PARKING LOT LANDSCAPE PROVIDED: 18,799 S.F.

BACKGROUND: EXISTING MULTI-TENANT 2-STORY BUILDING BUILT IN 1986 HAS EXPOSED RESTROOMS, STAIRS AND ELEVATOR AND FADED PAINT.

RESPONSE: NEW OWNER WILL OCCUPY ENTIRE BUILDING. IMPROVEMENTS INCLUDE:

- 1) NEW 1st FLOOR LOBBY (340 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY & RESTROOMS. NEW 8'-4" HIGH STOREFRONT WITH DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW LOBBY.
- 2) EXISTING OPEN STAIRS WILL BE ENCLOSED WITH FRAME WALLS AND STUCCO TO MATCH BUILDING. ONE WINDOW (NORTH FACING) WILL PROVIDE NATURAL LIGHT AT STAIRS. LIGHTING IS INTERNAL.
- 3) NEW 2nd FLOOR RECEPTION (202 S.F.) WILL SECURE ELEVATOR, STAIRS, HALLWAY AND RESTROOMS. NEW 8'-4" HIGH STOREFRONT WITH DARK ALUMINUM FRAME & TINTED GLASS WILL ENCLOSE NEW RECEPTION AREA WHICH IS COVERED BY AN EXISTING SOFFIT.
- 4) ALL EXISTING CLOTH AWnings WILL BE REPLACED AND THE ENTIRE BUILDING REPAINTED A GARDER, RICHER, EARTHTONE.
- 5) EXISTING TRASH ENCLOSURE AND OTHER SITE WALLS WILL BE PAINTED TO MATCH BUILDING. NEW GATES SHALL BE INSTALLED PER CSB DETAIL AT EXISTING TRASH ENCLOSURE.

**CSB SYSTEMS**  
MINOR RENOVATIONS

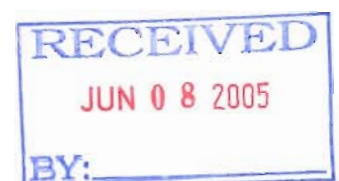
**DAVID ORTEGA**  
ARCHITECT INC.

7851 FIFTH AVENUE  
SCOTTSDALE, AZ 85260

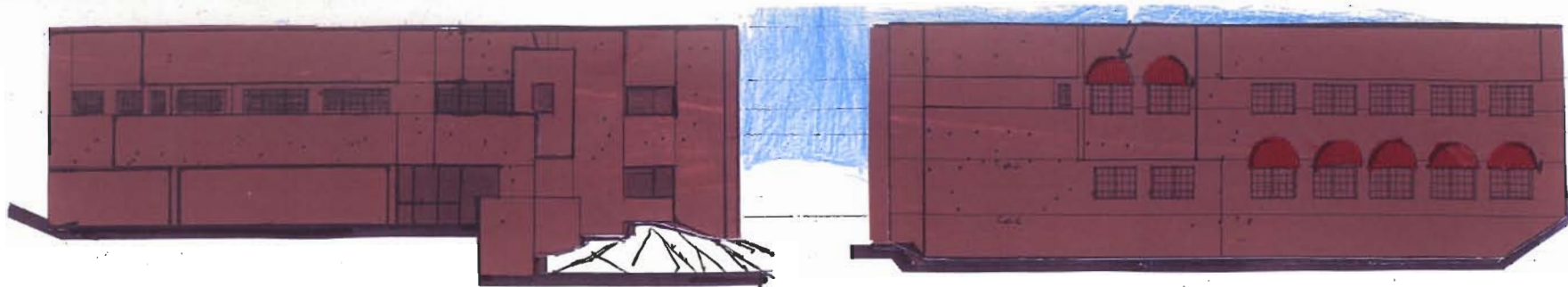
PRIMING NO. **A-1**

(480) 991-4224  
ORTHODONTIC & COLLECT

PROJECT NO. **2005-2**







SCOPE OF THE WORK: NEW OWNER PROPOSES TO SECURE LOBBY ENTRANCE AT THE GROUND FLOOR WHICH ENCLOSES THE WALKWAY TO RESTROOMS, STAIRS AND ELEVATOR.

**NORTH**

BUILDING IMPROVEMENTS INCLUDE NEW PAINT, REPLACEMENT OF TORN/ WEATHER BEATEN AWNINGS.

**SOUTH**

**WALL COLOR:**  
FRAZEE#5254D  
**AWNING FABRIC:**  
SUNBRELLA #4622  
TERRA COTTA



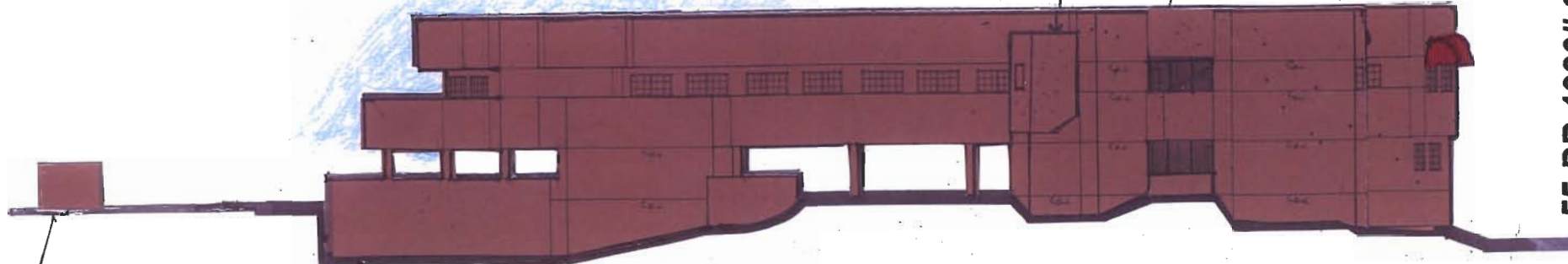
ENCLOSE LOBBY ENTRY

**CSB SYSTEMS**  
MINOR RENOVATIONS

**EAST**

NEW ROOF STRUCTURE  
@ EXISTING STAIRS.

PARAPET/STUCCO/PAINT  
TO MATCH EXISTING



EXISTING TRASH ENCLOSURE WILL BE PAINTED TO MATCH THE BUILDING AND NEW GATES SHALL BE INSTALLED AS PER CITY.

AREA AT THE 2ND FLOOR SECURES A RECEPTION AREA AND ENCLOSES RESTROOMS WALKWAY, ELEVATOR AND STAIRS.

**WEST**

55-DR-1986# 2

RECEIVED  
JUN 08 2005  
BY: \_\_\_\_\_

CBS Building  
2901 N. 78<sup>th</sup> Street  
Scottsdale, AZ

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## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>EXISTING</u><br/> <hr style="width: 10%; margin-left: 0;"/><br/> <hr style="width: 10%; margin-left: 0;"/></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX<br/> <input type="checkbox"/> B. PADLOCK<br/> <input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </div> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____<br/> <hr style="width: 10%; margin-left: 0;"/></p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.<br/> <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </div> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



# **Stipulations for Case: CSB Building Case 55-DR-1986#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by David Ortega Architect & Associates with a staff receipt date of 6/8/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by David Ortega Architect & Associates with a staff receipt date of 6/8/2005.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All site walls, including the dumpster wall, shall match the architectural color, materials and finish of the building(s).

### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

9. As per original DR stipulations, a minimum of one (1) tree is to be provided on site for every 400 square feet of required open space. Add note to final site plan confirming this condition is still being met.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

10. If lighting is proposed, separate staff approval must be obtained prior to final plans approval, to the satisfaction of final plans staff.
11. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting (if applicable).
12. The individual luminaire lamp shall not exceed 250 watts.
13. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
14. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.

**Building Mounted Lighting:**

- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

15. One (1) additional handicap accessible parking space to be provided on site. Show location of all ADA parking spaces on final site plan.
16. Provide up-to-date parking analysis on final site plan, including handicap parking calculations.

**Ordinance**

- A. 4% of overall required parking for site shall be ADA accessible.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

17. No exterior vending or display shall be allowed.
18. Flagpoles, if provided, shall be one piece, conical, and tapered.
19. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

1. At the time of review, the applicable DRB case still pertinent to this site is: 55-DR-1986.

**ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**APPLICABLE DOCUMENTS AND PLANS:**

20. Site Plan, prepared by David Ortega Architect, Inc. dated 6/8/2005 by City Staff.

**DRAINAGE AND FLOOD CONTROL:****DRB Stipulations**

21. A drainage statement shall be submitted to show that the existing drainage management of the site is not being altered.
22. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

**Ordinance**

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage statement and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- E. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**DRB Stipulations**

23. The existing driveway on 78th Street provides access to the site.



**Ordinance**

- F. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**INTERNAL CIRCULATION:****DRB Stipulations**

24. The developer shall provide a minimum parking-aisle width of 24 feet.
25. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

26. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
27. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 78<sup>th</sup> Street and Thomas Road except at the approved driveway location.
28. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance****H. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

**I. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**J. Public Utility Easement:**

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:****DRB Stipulations**

29. Refuse enclosures shall be shown on final plans. It should be constructed per City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
30. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

K. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

- L. Underground vault-type containers are not allowed.
- M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

31. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****Ordinance**

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- P. The developer shall extend fire sprinkler system into new covered building area.

**WASTEWATER:**

**DRB Stipulations**

Private Sewer System

32. On-site sanitary sewer shall be privately owned and maintained.

**Ordinance**

Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

As-Built Plans.

33. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]